Davidson County DEEDWARR
Recvd: 12/27/06 10:50 2 pgs
Fees:13.00 Taxes:543.90

20061227-0159087

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $147,000.00

Shawn Pennington
Affiant

Subscribed and sworn to before me, this 14th day of December, 2006.

Jennifer L. Wise
Notary Public
My commission expires: 5/3/2010

JENNIFER L. WISE
STATE OF TENNESSEE
NOTARY PUBLIC

05-0611-63243

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Melissa K. Wyatt	Bank of America, NA	108-12-0-197.00
1612 Elm Run	900 W. Trade Street, 3rd Floor	
Nashville TN 37214	Charlotte, NC 28255-0001	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sovireak In and wife, Kamnap Keo, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Melissa K. Wyatt, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 32, on the Plan of Section 3, Trailwood, of record in Book 6900, Page 67, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sovireak In and wife, Kamnap Keo by deed from Kenneth Ray Edmonds and wife, Kimberly Krech Edmonds, dated November 20, 1996, recorded December 4, 1996, of record in Book 10280, Page 480, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1612 Elm Run, Nashville, TN 37214

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 18th day of December, 2006.

Sovireak In

Kamnap Keo

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sovireak In and Kamnap Keo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 18th day of December, 2006.

State of Tennessee at Large

My Commission expires
5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010